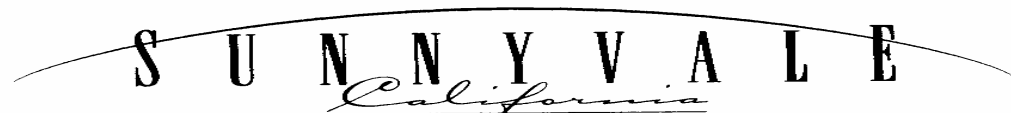


**November 2005**  
**City of Sunnyvale**  
**Development Update**



This development update lists *new* development that has occurred within the city in the last 2 years. It does not list additions, individual single-family homes, or tenant improvements. If you have any questions regarding specific projects, contact the planner listed in parentheses next to the project address.

**Status of Projects**

Pending: A project is considered to be pending after a completed application has been submitted and before an action has been taken.

Approved: Approved projects are ones that have been reviewed and approved by the Planning Division but have not yet been issued building permits.

Under Construction: A project under construction has been reviewed and approved by the Planning Division and Building Permits have been issued.

Completed: A project is considered to be complete after the final building permit inspection is approved.

Projects with the Art-In-Private-Development Requirement indicated by a \*.

	PLANNER	PHONE			PERMIT TYPE
HB	Heather Bradley	408.730.7437		SDP	Special Development Permit
GC	Gerri Caruso	408.730.7591		UP	Use Permit
KD	Kelly Diekmann	408.730.7659		PM	Parcel Map (4 or fewer lots)
SD	Shetal Divatia	408.730.7437		TM	Tentative Map (5 or more lots)
EL	Elena Lee	408.730.7637		VAR	Variance
RK	Ryan Kuchenig	408.730.7431			
SL	Steve Lynch	408.730.2723			
DO	Diana O'Dell	408.730.7452			
JM	Jamie McLeod	408.730.7429			
AM	Andy Miner	408.730.7707			
TF	Troy Fujimoto	408.730.7443			
TZ	Teresa Zarrin	408.730.7257			

<b>C O M M E R C I A L</b>			
<b>PENDING</b>	<b><i>Address/ Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2005-1048	595 Lawrence Ex. RZ SDP (JM)	Jeffrey Morris (650) 993-0707	New commercial retail shopping center.
<b>APPROVED</b>	<b><i>Address/ Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2004-0734	1030 Astoria Dr. UP (JM)	Starkweather Bondy (510) 540-6594	<i>HEBREW DAY SCHOOL</i> An expanded library and computer lab, addition to the existing administrative building, and to construct a new sanctuary. Approved 8/05.
2005-0413	782 E. El Camino Real RZ SDP (RK) *	San Mateo CPP Investors (650) 344-1500	<i>WALGREENS</i> A new 19,200 sq. ft. retail building in a C-2/ECR Zoning District.
2005-0080	883 Borregas Av. SDP (RK)	Mark Modir (408) 356-2615	A new 5,000 sq. ft. retail/office center. Approved 3/05
2005-0033	1165 E. Arques Av. UP (RK) *	Jack May (650) 362-0250	A new 98,200 sq. ft. self-storage facility in the M-S Zoning District. Approved 2/05.
2004-0856	144 W. El Camino Real SDP (RK)	Ted Leung (415) 407-9887	<i>SUNNYVALE SHOPPING CENTER</i> New 3,500 square foot restaurant building and the rehabilitation of existing buildings within an existing shopping center. Approved 1/05.
2004-0602	1044 W. El Camino Real RZ SDP (SL)	Brad Clausen (408 ) 245-7840	<i>HONDA/DUCATI</i> New 10,696 sq. ft. sales & parts service building for a motorcycle dealership in a C-2 Zoning District. Approved 9/04.
2004-0576	2502 Town Center Lane SDP (KD) *	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> Redevelopment of Town Center Mall - Proposed 292 residential units, 16-screen movie theater, 275,000 sq. ft. of office space and 1,000,000 sq ft of total retail in DSP Block 18 Zoning District. Approved 8/04.

# C O M M E R C I A L

<b>UNDER CONSTRUCTION</b>	<b><i>Address/ Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2004-0611	296 N. Fair Oaks Av. UP (RK)	Nick Goyal (922) 299-5363	Car wash facility and a small retail store at an existing gas station in the M-S Zoning District. Approved 11/04.
2005-0030	815 Stewart Dr. UP (AM)	Planet Granite (530) 902-4497	<i>PLANET GRANITE</i> A 24,980 sq. ft. rock-climbing gym replacing a vacant 20,580 sq. ft R&D building. Approved 2/05.
2004-0927	811 E. Arques Av. UP (SL) *	Lowe's HIW Inc (430) 902-4497	<i>LOWE'S</i> A 141,379 square-foot retail store (Lowe's) with associated site improvements in the M-S Zoning District. Approved 2/05.
2003-0849	1005 W. El Camino Real UP (GC)	Alan Andress (650) 324-0927	<i>GAS STATION</i> Replacement of an existing gas station with a new gas station building, new canopy, new self service car wash, and two additional fuel dispensers in a C-2 Zoning District. Approved 4/04.
2004-0306	707 S. Mathilda Av. SDP TM (JM) *	Yvonne E. Jacobson (650) 941-6366	New 14,610 sq. ft. retail building in a C-2/PD Zoning District. Approved 7/04.
2004-0534	776 E El Camino Real RZ SDP TM (RK) *	John Tze (650) 344-1500 x12	<i>PETSMART AND BEST BUY</i> New 52,500 sq. ft. of retail in a C-2 Zoning District. Approved 10/04.
<b>COMPLETED</b>	<b><i>Address/ Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
<i>There are no Completed projects at this time.</i>			

I N D U S T R I A L			
PENDING	Address/ Planner	Applicant	Common Name/Description
2005-1157	1035 N Fair Oaks Av. SDP TM (KD)	Classic Communities (650) 494-4496	30 townhomes in an MS/ITR/R-3/PD Zoning District.
APPROVED	Address/ Planner	Applicant	Common Name/Description
2005-0778	901 Thompson Pl. UP (KD) *	T2 Architecture Group (602) 634-3250	New 3-story mini-storage (self-storage) facility totaling 199,155 sq. ft. with a 45% FAR. Approved 10/05.
2005-0340	495 Java Dr. ER SDP (KD) *	Network Appliance (408) 822-6695	NETWORK APPLIANCE Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I of 1,375,978 sq ft. of building and 4,413 parking spaces. Approved 6/05.
2004-0813	1108 W. Evelyn Ave UP VAR (RK)	Sierra Proto Express (408) 712-4300	New 6,438 square-foot addition to an existing industrial building in the M-S Zoning District. Approved 1/05.
DENIED	Address/ Planner	Applicant	Common Name/Description
There are no Denied items at this time.			
UNDER CONSTRUCTION	Address/ Planner	Applicant	Common Name/Description
2004-0361	1290 Kifer Rd (DO) *	Gilbane Properties (650) 798-5400	7 industrial buildings for a total of 175,557 square feet. Approved 7/04.
COMPLETED	Address/ Planner	Applicant	Common Name/Description
There are no Completed items at this time			

R E S I D E N T I A L			
PENDING	Address/Planner	Applicant	Common Name/Description

R E S I D E N T I A L			
2005-1157	1035 N Fair Oaks Av. SDP TM (KD)	Classic Communities (650) 494-4496	30 townhomes in an MS/ITR/R-3/PD Zoning District.
2005-1159	444 S. Taaffe Av. SDP TM (JM)	Justin Mozart (650) 493-9000	4 single-family homes within a DSP-12 Zoning District.
2005-1009	563 Alberta Av. RZ SDP (RK)	Greg Mussallem (408) 499-0276	4 new single-family homes within an R-2 Zoning District.
2005-0912	1251 Sandia Av. ER UP VAR (KD)	Valley Faith United Methodist Church (408) 735-1034	<i>VALLEY FAITH METHODIST</i> New 2-story building totaling 18,972 sq. ft. including day care and church services.
2005-1020	108 S. Wolfe Rd ER SDP TM	Regis Homes Kier & Wright Engineers & Surveyors (408) 727-6665	130 unit townhouse development within a M-S/ITR/R-3/PD Zoning District.
2005-0646	488 Tasman Dr. SDP TM (KD)	Pulte Homes (925) 249-4318	<i>Danbury IV</i> 43 townhomes in an M-S/ITR/R-3/PD Zoning District.
2005-0506	832 Maria Ln. RZ SDP TM	Albert Mangini II (408) 739-0250	4 townhomes in an R-3 Zoning District.
2005-0106	574 Bobolink Cir. ER RZ SDP PM (AM)	The Ridgecrest Group (408) 666-6556	4 single-family homes in an R-0/S Zoning District.
2005-0105	963 S. Wolfe Rd. ER RZ SDP TM (JM)	Akbar Abdollahi (408) 202-1100	7 townhomes in an R-3 Zoning District.
<b>APPROVED</b>	<b>Address/Planner</b>	<b>Applicant</b>	<b>Common Name/Description</b>
2005-0319	461 S. Murphy Av. SDP TM (DO)	Wendell Whitfield (408) 739-1300	5 townhomes in a DSP-11 Zoning District. Approved 10/05.
2005-0622	610 Alberta Av. GPA RZ SDP TM (GC)	Centex Homes (925) 415-1600	55 single-family homes in an R-2/PD Zoning District. Approved 10/05.
2004-0910	1250 Lakeside Dr. EIR GPA PM SDP (SL)	Rob Steinberg 408) 817-3191	263 hotel units and 250 residential units with structured parking in a Site Specific Plan. Approved 9/05.

R E S I D E N T I A L			
2005-0556	1038 Morse Av. SDP TM (JM)	430 Toyama LLC (408) 482-6010	17 Townhomes in an MS/ITR/R3 Zoning District. Approved 9/05.
2005-0645	508 Tasman Dr. SDP TM (KD)	Pulte Homes (925) 249-4318	<i>Danbury III</i> 30 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.
2005-0643	1047 N. Fair Oaks Av. SDP TM (KD)	Pulte Homes (925) 249-4318	<i>Danbury II</i> 36 townhomes and subdivision of one lot into 36 condo lots in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.
2005-0510	1156 Aster Av. SDP TM (KD)	John Travis (408) 732-9555	42 townhomes MS/ITR/R3/PD Zoning District. Approved 8/05.
2005-0609	926 S. Wolfe Rd. RZ SDP PM (GC)	Sunbro Builders (408) 733-1288	4 single-family homes in an R-0 Zoning District. Approved 8/05.
2005-0625	1122 Morse Av. SDP TM (KD)	Tasman Morse Partners, LP Steve Ramm (408) 482-6010	<i>JENA, KONSTANZ, SAN JORGE, SOLOMAN, SALERNO AND SUEZ TERRACES</i> 72 townhomes and tentative map for 75 lots. Approved 8/05.
2005-0096	857 & 865 Carlisle Wy. (SL)	Sal Caruso Designs (408) 998-4087	Convert 60 apartments to 60 condominiums. Approved 4/05.
2004-0772	393 Beemer Av. (DO)	Calla Properties (948) 852-3555	3 townhomes in an R-2 Zoning District. Approved 4/05.
2004-0987	707 E. Homestead Rd. SDP (KD)	Dubrovnik Associates (408) 736-6654	<i>FALA AND FRANCOLIN TERRACES</i> 8 single-family homes in an R-2 Zoning District. Approved 3/05.
2004-0955	775 S. Wolfe Rd. SDP (JM)	Larry K Yamaoka (408) 720-0500	<i>FIRETHORN TERRACE</i> 8 single-family homes in an R-3/PD Zoning District. Approved 2/05.
2004-0857	1276 Poplar Av. (KDI)	Iraj Denhow (650) 967-2704	3 single-family homes in an R-2/PD Zoning District. Approved 1/05.
2004-0650	430 Toyama Dr. SDP TM (KD)	430 Toyama LLC (408) 287-0246	<i>LYON AND TIMOR TERRACES</i> 50 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04.
2004-0576	2502 Town Center Lane 127 N. Sunnyvale Ave SDP (KD)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> Redevelopment of Town Center Mall - Proposed 292 residential units, 16-screen movie theater, 275,000 sq. ft. of office space and 1,000,000 sq ft of total retail in DSP Block 18 Zoning District. Approved 8/04.

<b>R E S I D E N T I A L</b>			
2004-0531	624 E. Evelyn Av. SDP TM (SL)	Toll Brothers (408) 738-8500	<i>EUCALYPTUS, FICUS, FRINGE TREE AND GINKO TERRACES</i> 47 townhomes in a C-1/ITR/R3/PD Zoning District. Approved 10/04.
2004-0271	160 N. Sunnyvale Av. RZ SDP TM (SL)	Ron Dick 408-244-7170	4 townhomes in an R-2/PD Zoning District Approved 11/03.
<b>UNDER CONSTRUCTION</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2003-0600	391 S. Bernardo Av. SDP (SL)	Fukui Construction (650) 348-5054	<i>EATON TERRACE</i> 6 townhomes in an R-3 Zoning District. Approved 11/03.
2004-0603	545 E. Weddell Dr. ER SDP TM (KD)	Toll Brothers (408) 747-3450	<i>SUNNYVALE CITY PARK</i> 130 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04.
2004-0505	1485 Sunnyvale Saratoga Rd. SDP TM (DO)	Classic Communities (650) 496-4496	<i>COTTAGE GROVE TERRACE</i> 25 single family homes in an R-2/PD Zoning District. Approved 8/04.
2004-0306	707 S. Mathilda Av. SDP TM (JM)	Classic Communities (650) 496-4496	<i>SENACA, AMHERST and BRIDGEPORT TERRACES</i> 36 townhomes in a C-2/PD Zoning District. Approved 7/04.
2004-0258	612 E. Ahwanee Av. SDP RZ TM (RK)	Rockwell Homes (408) 267-9400	<i>ANTIOCH TERRACE</i> New Construction of 17 townhomes units. Approved 6/04.
2003-0055	1601 Tenaka Pl. SDP (GC)	Bruno Marcelic (408) 379-6500	66 apartments with associated community facilities in an R-3/PD Zoning District. Approved 4/03.
2003-0117	1141 N. Fair Oaks Av. SDP (GC)	Pulte Home Corp. (929) 249-3219	<i>PULTE HOMES</i> 168 condominiums in an M-S/ITR/R3/PD Zoning District. Approved 4/03.
2003-0491	953 S. Wolfe Road SDP (GC)	Bruno Marcelic (408) 379-6500	7 townhomes in an R-3 Zoning District. Approved 8/03.
2002-0064	337 E. Washington Av. SDP (DO)	Abby Ahrens & Doyle Hastings (650) 949-1909	9 condominiums in a DSP-4 Zoning District. Approved 3/02.

<b>R E S I D E N T I A L</b>			
2002-0721	604 S. Fair Oaks Av SDP (DO)	William Jacobson (650) 941-6366	23 apartments in an R-4/PD Zoning District. Approved 11/02.
2003-0536	637 E. Arques Av SDP (SL)	Classic Communities (650) 496-4496	<i>MONTARA AND PINNACLES TERRACES</i> 54 townhomes in an MS/ITR/R-3 Zoning District. Approved 11/03.
<b>COMPLETED</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2003-0788	NW Corner of W. Washington & S. Mary Av. SDP (JM)	Classic Communities (650) 496-4496	<i>FULLER TERRACE</i> 18 three-story townhomes on an existing vacant lot in an R-3/PD (Medium Density Residential/Planned Development) Zoning District. Approved 1/04. Completed 9/05.
2004-0257	127 N. Sunnyvale Av. RZ SDP TM (RK)	Brad King & Keith Jackson (831) 462-9000	<i>ANAHEIM TERRACE</i> 10 townhomes in an R-2/PD Zoning District. Completed 9/05.
2003-0495	Crescent Av. SDP (RK)	Classic Communities (650) 496-4496	<i>OLIVERA TERRACE</i> 16 townhomes in an R-2/PD Zoning District. Completed 9/05.
2003-0102	759 & 775 Carmel Av. SDP (RK)	Pacific Peninsula Group (650) 323-7900	<i>BREA TERRACE</i> 24 townhomes in an R-3 Zoning District. Completed 9/05.
2002-0714	1579 Saratoga-Sunnyvale Rd. SDP (GC)	Asis Skarmoutsas (650) 949-0189	4 townhomes in an R-3/PD Zoning District. Approved 1/03. Completed 5/05.
2002-0798	712-722 E. Evelyn Av. SDP (GC)	Toll Brothers / The Riding Group (408) 999-0132	<i>HOLLY TERRACE</i> 61 condominiums in an MS/ITR/R-3 Zoning District. Completed 7/05.